

EXHIBIT E



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input type="checkbox"/> Conv. Unins.	6. File Number: M19-6837-TG	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins.			

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agents are shown. Items marked "(p.o.c)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: Avelino Harbor LLC 1714 Memphis St, Suite C-8, Philadelphia 19125	E. Name & Address of Seller: ABC Horizons LLC 3604 Eastern Avenue, 1st Floor, Baltimore, MD 21224	F. Name & Address of Lender:
G. Property Location: 3831 Brooklyn Avenue Baltimore, MD 21225	H. Settlement Agent: Masters Title & Escrow 10411 Motor City Drive #690, Bethesda, MD 20817	I. Settlement Date: 09/20/2019 Disbursement Date: 09/20/2019
Place of Settlement: 10411 Motor City Drive #690, Bethesda, MD 20817		TitleExpress

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	30,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	4,117.80
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes 09/20/2019 to 06/30/2020	920.69
107. County taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	35,038.49
200 Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	4,965.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes to	
212. Assessments to	
213.	
214. Credit to Buyer	293.49
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	5,258.49
300 Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	35,038.49
302. Less amounts paid by/for borrower (line 220)	5,258.49
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	29,780.00

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	30,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes 09/20/2019 to 06/30/2020	920.69
407. County taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	30,920.69
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	19,377.88
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507. Disbursed as proceeds (\$4,965.00)	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513.	
514. Credit to Buyer	293.49
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	19,671.37
600 Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	30,920.69
602. Less reductions in amount due seller (line 520)	19,671.37
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	11,249.32

The HUD-1 Settlement Statement is a form used to provide a summary of the financial transactions that occur during the settlement process. It is required by the Real Estate Settlement Procedures Act (RESPA) for most residential real estate transactions. The HUD-1 is a standard form used by lenders, sellers, and buyers to provide a clear and concise summary of the costs associated with the transaction. It includes information such as the purchase price, loan amount, closing costs, and taxes. The HUD-1 is a key document in the settlement process and is used to verify the accuracy of the settlement statement.

L. Settlement Charges

700 Total Real Estate Broker Fees	\$ 9,600.00				
Division of commission (line 700) as follows					
701. \$0.00	to				
702. \$9,600.00	to ABC Capital Miami				
703. Commission paid at settlement					9,600.00
800 Items Payable in Connection with Loan					
801. Our origination charge (Includes Origination Point 0.000% or \$0.00)	\$	(from GFE #1)			
802. Your credit or charge (points) for the specific interest rate chosen	\$	(from GFE #2)			
803. Your adjusted origination charges		(from GFE A)			
804. Processing Fee	to ABC Capital Miami			499.00	
805. Homeowners Insurance and Fees	to Stateside APM			780.00	
806. Renovations - Utilities	to				
807. MD - Registration	to				
808. MD - Lead Cert	to	(from GFE #3)			
900 Items Required by Lender to be Paid in Advance					
901. Daily interest charges from	from 09/20/2019 to 10/01/2019 @ \$0.00/day	(from GFE #10)			
902. Mortgage insurance premium	months to	(from GFE #3)			
903. Homeowner's insurance	months to	(from GFE #11)			
904.	months to	(from GFE #11)			
1000. Reserves Deposited with Lender					
1001. Initial deposit for your escrow account		(from GFE #9)			
1002. Homeowner's insurance	months @ \$ /month				
1003. Mortgage insurance	months @ \$ /month				
1004. Property taxes	months @ \$ 98.53/month \$				
1005.	months @ \$ /month				
1006. Assessments	months @ \$ 0.00/month \$				
1007. Aggregate Adjustment	\$				
1100 Title Charges					
1101. Title services and lender's title insurance	\$	(from GFE #4)			
1102. Settlement or closing fee	to \$				
1103. Owner's title insurance - First American Title Insurance Company	\$	(from GFE #5)		460.80	
1104. Lender's title insurance - First American Title Insurance Company	\$				
1105. Lender's title policy limit \$0.00 Lender's Policy					
1106. Owner's title policy limit \$96,000.00 Owner's Policy					
1107. Agent's portion of the total title insurance premium	\$368.64				
to Masters Title & Escrow					
1108. Underwriter's portion of the total title insurance premium	\$92.16				
to First American Title Insurance Company					
1109. Settlement Fee	to Masters Title & Escrow			450.00	
1110. Title Abstract	to Masters Title & Escrow			260.00	
1111. Document Preparation	to Masters Title & Escrow			185.00	
1112. Attorney Fee	to Masters Title & Escrow			395.00	
1113. Lien Certification	to Masters Title & Escrow			58.00	
1114. Wire/Courier Fee	to Masters Title & Escrow			70.00	
1200. Government Recording and Transfer Charges					
1201. Government recording charges	\$	(from GFE #7)		60.00	
1202. Deed \$60.00 Mortgage \$ Release \$					
1203. Transfer taxes	\$	(from GFE #8)		900.00	
1204. State Recordation Tax	Deed \$300.00 Mortgage \$				
1205. State Transfer Tax	Deed \$150.00 Mortgage \$				
1206. City Transfer Tax	Deed \$450.00 Mortgage \$				
1300. Additional Settlement Charges					
1301. Required services that you can shop for		(from GFE #6)			
1302. Water Escrow	to Escrow			500.00	
1303. Water Bill	to Director of Finance			595.52	
1304. Property Taxes	to Director of Finance			1,182.36	
1305. Per Agreement	to 477 International Realty			7,500.00	
1306. Closing Fee	to ABC Capital-Baltimore, LLC				
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				4,117.80	19,377.88

*Paid outside of closing by (B)orrower, (S)eller, (L)ender, (I)nvestor, Bro(K)er. **Credit by lender shown on page 1. ***Credit by seller shown on page 1.

Signature Page

HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Buyers

AVELINO HARBOR LLC



Oct 2, 2019

Sellers

ABC HORIZONS LLC

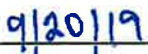
/

Settlement Agent

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.



SETTLEMENT AGENT



DATE

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.

Signature Page

HUD CERTIFICATION OF BUYER AND SELLER

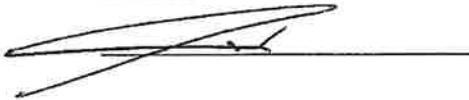
I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Buyer

AVELINO HARBOR LLC

Seller

ABC HORIZONS LLC



Settlement Agent

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT



DATE

9/20/19

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